

VICTORIAN SOCIETY IN AMERICA

26 December 2020

Brookline Preservation Commission
c/o Tina McCarthy
Brookline Town Hall
Brookline, Massachusetts 02445

Dear Members of the Commission:

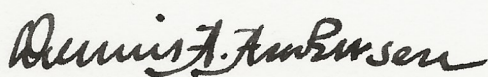
The Victorian Society in America urges that the permit application for demolition of the Hooper/Richardson house at 25 Cottage Street be deferred, so that every possible effort can be made to preserve this structure of architectural and historical importance.

The house represents a vital link to Henry Hobson Richardson and his architectural practice. It represents not only Richardson's domestic life and professional activity, but also is a significant element in the larger context with the adjacent Frederick Law Olmsted National Historic Site. The Richardson-Olmsted names, and their frequent joint projects in the late nineteenth century were epoch-making in American architectural and landscape design history. To be able to appreciate these buildings and sites relating to Richardson and Olmsted in the context of their intended setting is a rare opportunity, which, if lost, cannot be replaced.

The Victorian Society in America has a national membership and local chapters throughout the country. We publish the magazine Nineteenth Century, operate summer schools in Newport, Chicago, and London, and help to preserve buildings of the Victorian era. We conduct symposia, lectures, and other programs in various locations throughout the year.

The Victorian Society in America urges that the amazing resource and context of the Hooper/Richardson be preserved, and that the aforementioned demolition permit application be deferred, so that farther-reaching plans can be made between the developer and interested groups for preservation of this cultural treasure.

With cordial regards,



The Rev. Dennis A. Andersen
Chair, Historic Preservation Committee
The Victorian Society in America



STONEHURST

THE ROBERT TREAT PAINE ESTATE

Brookline Preservation Commission
333 Washington Street
Brookline, MA 02445

21 December 2020

Re: Proposed demolition of the H.H. Richardson House, 25 Cottage St.

Dear members of the Commission,

Brookline's Richardson House and nearby Olmsted House are truly exceptional places of memory containing powerful stories about two of America's most influential and beloved artists, planners and visionaries. Their collaborative civic buildings and public parks provide not only models, but anchors for American society, tethers that hold our communities together in the face of many challenges.

Richardson's own bedroom in Brookline speaks of a great artist's extraordinary dedication to his work even as he became increasingly debilitated. Accommodating the bedroom for his own disabilities, Richardson installed corkboards on the walls so that he could work from bed surrounded by drawings tacked up by his draftsmen. He attached pulleys to his starry ceiling to haul himself out of that bed when sparked by an idea.

Stonehurst, the Robert Treat Paine Estate is one of those brilliant and uniquely American ideas that secured international acclaim for Richardson. The once private estate in Waltham has become the kind of vital and meaningful community center that Richardson and Olmsted so famously envisioned for this country.

Like the Richardson house, Stonehurst was threatened by development and preservation organizations were reluctant to take on the property without an endowment. Activists were able to convince the City of Waltham of its extraordinary value, and now Stonehurst belongs to the people and is one of the most popular places in the city for residents to find individual peace or gather with friends and strangers. A tiny staff, Friends group, and close partnerships with the local library and schools ensure its place in the community. We make it work and you can too.

You have an opportunity here to leave your own meaningful legacy for Brookline and the nation by preserving the H.H. Richardson House for the people in perpetuity.

Sincerely,

Ann Clifford, Curator

Stonehurst, the Robert Treat Paine Estate

An American masterwork by H.H. Richardson & F.L. Olmsted owned by the City of Waltham

Re 222**Dennis De Witt** <djdewitt@rcn.com>

Mon 12/28/2020 12:31 PM

To: Tina McCarthy <tmccarthy@brooklinema.gov>; Valerie Birmingham <vbirmingham@brooklinema.gov>

I have been in communication with Alice DeLuca who grew up in 222 from 1961 until it was bought by the man who sold it to the present owner. I suggested that she look at the Zillow photos. Here are her comments. They may be useful to you and should be in the record:

Dennis

I have looked at the pictures. I am relieved to see that many of the interior features have been preserved. In fact, it has been really polished up quite a bit, and painted and so on. Someone seems to have cared (with the exception of the blue exterior). The beautiful library is octagonal as I recall and had built-in glass cabinets for the books. The oil painting that is built in to the front room is Hudson River school. The room that has walls made of small pebbles was one of two plantrooms or conservatories. We were told that the Olmsted family had collected the pebbles at a particular beach, but i can't recall where. There was an enormous mica and iron chandelier (Arts and Crafts) in the room. Not showing in those photos - there were floor to ceiling plate glass windows on two sides with copper-lined trays all along the windows, and radiators underneath. Those trays were filled with white marble pebbles to allow drainage for potted plants. Glass doors opened in to that room at 3 places, including one from the library. The other such plant room was smaller, and located off the room with the painting. Why would anyone tear down that fantastic house?

The landscaping is not recognizable except for the curve of the driveway, which is as was.

I recall there were about 2 acres with the house. There was a stream that ran parallel to those houses, down a steep hill at the back.

The neighboring house and barn on the other side had at one time been a part of the same property. The families that lived there were named Sweetser, followed by Austin.

Re: 25 Cottage Street Brookline

Allan Galper <agalper2@gmail.com>

Mon 12/28/2020 2:08 PM

To: Tina McCarthy <tmccarthy@brooklinema.gov>**Cc:** Valerie Birmingham <vbirmingham@brooklinema.gov>; Dennis De Witt <djdewitt@rcn.com>; Frederic Hoppin <fchoppin@me.com>

Hi Tina,

Thank you and Valerie for all your efforts so far in the effort to prevent the demolition of the HH Richardson House and the other two properties. I'm looking forward to tomorrow's hearing and what will hopefully be a strong turnout in opposition to demolition. You may have already seen the news articles that have come out in support of preserving 25 Cottage St but, in case you haven't, below are links to an article in today's Boston Herald and a recent article in Forbes:

<https://www.bostonherald.com/2020/12/27/preservationists-attempt-to-save-brookline-homes-from-demolition/>

<https://www.forbes.com/sites/reginacole/2020/12/21/hh-richardson-home-slated-for-demolition/>

Best,
Allan Galper

Sent from my iPhone

On Dec 21, 2020, at 4:58 PM, Tina McCarthy <tmccarthy@brooklinema.gov> wrote:

All,

Thank you for your interest and support for the preservation of 25 Cottage Street in Brookline, the HH Richardson House. As you all know, our office has received an application for the full demolition of this property. The case has been scheduled for a public hearing, to be held via Zoom, on December 29th, 6:30 PM (EST). You will find the hearing notice with attendance link attached. The hearing will determine the significance of the building and, if the significance is upheld, impose an 18-month demolition delay on the property. I encourage all of you to attend the hearing and support the significance of this house as well as its neighbors, 222 Warren Street (Cliffside, home of John Charles Olmstead) & 39 Cottage Street. These two addresses are also proposed for demolition as a part of the same project by the developer.

Best,
Tina

Tina McCarthy
Preservation Planner
Town of Brookline
333 Washington St.
Brookline, MA 02445

(617)730-2612

tmccarthy@brooklinema.gov

<Preservation_ Notice 12-29-20.pdf>

FRIENDS OF OLMSTED-BEIL HOUSE

STATEN ISLAND, NY



OFFICERS

President - Eileen Monreale
Vice President --
Maureen Stoddard Marlow
Vice President & Membership
Secretary - William E. Bell
Treasurer - Teresa Demonbrun
Secretary - Patricia Salmon

BOARD OF DIRECTORS

Carl Alderson
Felicity Beil
William E. Bell
Jack Bolembach
Carlotta DeFillo
Tina Kaasmann-Dunn
Maureen Stoddard Marlow
Eileen Monreale
Carol Obler
Sean Ryan
Patricia Salmon
Jenny Swadosh
Jeffrey A. Tandul
Paula Tramontano

December 27, 2020

Preservation Commission
Brookline, MA

(via email to vbirmingham@brooklinema.gov &
tmccarthy@brooklinema.gov)

Re: 25 Cottage Street
Full Demolition Application
December 29, 2020 Calendar; Item #4

Dear Chairperson and Members of the Preservation Commission,

I write as the President of the Friends of Olmsted-Beil House (FOBH), a not-for-profit corporation whose mission is to protect, preserve, and present the Olmsted-Beil House, the home of Frederick Law Olmsted from 1848 to 1855, located in Eltingville on Staten Island. The Olmsted-Beil House, parts of which date to the 1680s, is a New York City Landmark and is listed on the New York State and National Registers of Historic Places. It and the surrounding farm were the place that many of the ideas that formed the legacy of Olmsted were germinated.

I am writing to oppose the granting of the application for the full demolition of, but, more to the point, to urge the preservation of, 25 Cottage Street, the home of renowned architect Henry Hobson Richardson, who along with Louis Sullivan and Frank Lloyd Wright, is one of the three comprising the Trinity of American architecture. Coincidentally, Mr. Richardson, like John Charles Olmsted whose house is also the subject of a demolition application, had a connection to Staten Island. His home there in the Arrochar section

was built in 1868 and was declared a New York City Landmark in 2004. This is a tribute not only to the house he designed in the Stick

Style as a family residence but also to the paramount position he had in the development of American architecture.

Richardson's house in Brookline served as the incubator of many of his designs and projects, notably Trinity Church in Boston and the Buffalo State Asylum for the Insane (now known as the Richardson Olmsted Complex). He was well-recognized by his peers; of 10 buildings named by American architects as the best in 1885, fully half were his: besides Trinity Church, there were Albany City Hall, Sever Hall at Harvard University, the New York State Capitol in Albany (as a collaboration), and Oakes Ames Memorial Hall in North Easton, Massachusetts.

Richardson built two more churches and focused instead on the monumental buildings he preferred, plus libraries, railroad stations, commercial buildings, and houses. There were also a number of commuter railroad stations and public libraries. So prominent was he that he has been immortalized by having an architectural style named after him, Richardsonian Romanesque.

Although the heritage left by Richardson lives on in his many extant buildings, the house and office where this creativity originated must be preserved as a center to honor, remember, study, and appreciate the genius so important to American history and architecture. With the demolition of the house at 25 Cottage Street, an important monument to a preeminent force in American architecture would be lost. It is important that you undertake to preserve—not demolish—this building.

Regards,

A handwritten signature in cursive script that reads "Eileen Monreale". The signature is fluid and elegant, with the first name "Eileen" and last name "Monreale" clearly distinguishable.

Eileen Monreale

President

Friends of Olmsted-Beil House, Inc.

P.O. Box 120095

Staten Island, NY 10312

Planting Fields Foundation

P.O. Box 660, Oyster Bay, NY 11771
info@plantingfields.org
www.plantingfields.org
516.922.8684

December 28, 2020

Dear Brookline Preservation Commission:

BOARD OF TRUSTEES

Hal Davidson
Chairman

Stephen H. Watters
President

Constance Haydock
Vice President

Hannah Burns
Treasurer

John Casaly
Secretary

Bruce Addison
Carol M. Canter
Mary Ciullo
Stephanie Clark
Sarah Coe
Robert Foschi
Margaret Frère
Thomas J. Golon
David R. Holmes, Jr.
Mary MacDonald
Robert MacKay
Jeffery Lee Moore
Andrew F. Nevin
Lisa C. Scully
Jennifer A. Wiggins

Michael D. Coe
Chairman Emeritus
Anne Coe Hayes
Trustee Emeritus
Count Ernesto Vitteti
Trustee Emeritus

Gina J. Wouters
Executive Director

I am writing to express my strong support for the preservation of the home of John Charles Olmsted in Brookline, which I learned through the NAOP has been proposed for demolition. I work at a Gilded Age estate in Oyster Bay, Long Island. The 409-acre intact landscape was largely designed by the Olmsted Brothers Firm, of which John Charles played a central role. We are actively restoring the landscape to return to the Olmsted Brother's vision for the site.

Having worked in historic house museums all of my professional career, I know the value of preserving the living spaces of key historic figures, of which John Charles Olmsted is unequivocally among. Please consider the pleas to preserve JCO's home in Brookline. A decision to preserve a building or space or object requires foresight of the impact and value that may be offered to future generations.

Sincerely,



Gina J. Wouters

Executive Director

Planting Fields Foundation

Barbara Gordon
John H. Waters
Frank Lloyd Wright Building Conservancy
53 W. Jackson Blvd., Suite 1120
Chicago, IL 60604

Brookline Preservation Commission
Sent via email
c/o Tina McCarthy
tmccarthy@brooklinema.gov

Dear Commission Members:

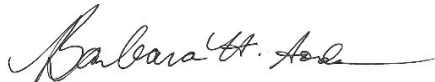
We are writing in support of the preservation of 25 Cottage Street Brookline, the former home of architect Henry Hobson Richardson. Richardson was arguably the most influential American architect of the nineteenth century, both in the United States, where his work provided models for libraries, municipal buildings and trains stations, and abroad, where he was the first American architect whose work was studied by European architects. The Cottage Street house was the center of Richardson's practice for nearly twelve years and as such merits preservation as location of national and international significance.

We are staff members of the Frank Lloyd Wright Building Conservancy, and though the Conservancy formally limits its active advocacy efforts to the preservation of Wright-designed buildings, we recognize the importance of the Richardson home relative to the legacy of Wright. Richardson was an acknowledged influence on Wright's mentor, Louis Sullivan, and his influence can be found in much of Wright's work, from his Heurtley House in Oak Park, IL (1902), to his Morris Gift Shop in San Francisco (1948). Richardson's combination home and studio foreshadowed Wright's own Home and Studio in Oak Park, now a National Historic Landmark visited by tens of thousands in 2019.

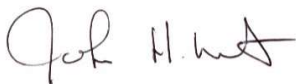
Though Richardson's studio no longer stands, the house where he lived does. This house still includes alterations made by Richardson to facilitate the continuation of his practice in the last months of his life, as his health failed. The loss of this house would be an irreparable loss to the history of both American and world architecture.

Thank you for your attention to this matter.

Sincerely,



Barbara Gordon
Executive Director



John H. Waters, AIA, LEED AP
Preservation Programs Manager

HH Richardson House Demolition hearing

Juliet Richardson <jrichardson@richardsonsmith.com>

Mon 12/28/2020 11:51 AM

To: Tina McCarthy <tmccarthy@brooklinema.gov>

Cc: phoppin@envhealth.net <phoppin@envhealth.net>; Elizabeth Morse <ekmorse@me.com>; Heidi Richardson <heidi@rp-architects.com>; Mknighlyr@aol.com <Mknighlyr@aol.com>; Lily Leonard <lilyleonard@gmail.com>; Henry Richardson <Hrichardson@comcast.net>

Dear Ms. McCarthy,

It is with much sorrow that I learned of the hearing to delay possible demolition of my family home at 25 Cottage Street.

I am the great granddaughter of HHR, and grew up in the house along with my 3 siblings, my father (HHR III), my mother, and my grandmother, nee Elizabeth Perry, wife of HHR II.

I am an architect in Princeton NJ, and my older sister is an architect in Mill Valley, CA. In my estimate I may be the twelfth architect to follow in my great grandfather's footsteps. And there are several more in following generations!

When I was a child, I used to play in what were some of the old drafting studios still extant on the property. I recall "swimming" in the large bathtub built for HHR in what we used as the guestroom on the first floor. I delighted in showing my friends where an opening had been made in the ceiling of the room, to provide a hoist to lift the "great" man (literally and figuratively!) upstairs. The upper room had walls covered with cork to allow for pinning up architectural drawings. What my family called the End Room was a parlor off of the living room which was his in-house office. I have a photograph of him sitting at his desk in that room hanging on the wall of my Princeton office. I could go on... Such memories and family lore. But back to the present.

It had been my understanding, and that of my siblings and cousins, that the Main Rooms of the house were to be protected. We felt assured that this was so, and would always be the case with the securing of historic preservation restrictions on the property. This had always been the goal of our neighbor, Dr. Hoppin, (33 Cottage Street) who had jointly purchased the house with Mr. Levin (222 Warren Street), upon the death of my father in 1998. I don't understand how this current state of affairs (possible demolition) could have come to be.

Over the years, I have heard of people who had wanted to purchase the property, only to discover that their efforts had been blocked by Mr. Levin. (I don't know the specifics, so I really cannot comment further.) I am, however, copying Polly Hoppin, (Dr. Hoppin's daughter) on this e-mail. As well, I have copied my siblings and first cousin, Elizabeth Morse.

In a year like no other, it would be a wonderful gift to see 25 Cottage Street remain standing. I would greatly enjoy sharing with the Historic Preservation Commission more stories of growing up there, and photographs I have of the home in my great grandfather's day.

Best,
Juliet Richardson

Juliet Richardson
Partner, Richardson Smith Architects
40 Witherspoon Street
Princeton, NJ 08542
609-924-4464 ext. 102
jrichardson@richardsonsmith.com

Joanne Weeter
Historic Preservation Consultant
4302 Talahi Way
Louisville KY, 40207
Joanne.weeter@gmail.com
502-296-7666

December 28, 2020

Submitted by email: tmccarthy@brooklinema.gov, vbirmingham@brooklinema.gov

Brookline Preservation Commission
333 Washington St.
Brookline, MA 02445

Re: Proposed Demolition of Cliffside, 222 Warren St.

Dear Brookline Preservation Commission,

On behalf of the Louisville Olmsted Parks Conservancy, I am writing in opposition to the proposed demolition of Cliffside, 222 Warren St. in Brookline MA for which a public hearing is scheduled on December 29, 2020.

By this letter/email I/we respectfully **request that the Preservation Commission impose the mandatory 18-month delay period so that the Brookline Preservation Commission can engage in meaningful discussion of project alternatives** that may result in the preservation and protection of the Cliffside house.

Inspired by New York City's Central Park Conservancy, Louisville's Olmsted Parks Conservancy formed in 1989. Our purpose is to work closely with the City of Louisville and its citizens to raise needed funds and guide revitalization of Louisville's Olmsted-designed parks and parkways. Today, the Conservancy honors the Olmsted landscape legacy by working with local government to maintain our Olmsted connection through restoration, enhancement, and community connection.

Why would an Olmsted advocacy organization in Louisville KY be interested in a project as far away as Brookline MA? Because the Olmsted legacy has had a national impact on cities and towns across the entire United States. Louisville is proud to be among them.

Louisville counts among its landscape legacy, seventeen Olmsted-designed parks and six parkways. In fact, Louisville's 3 major parks that were skillfully linked by a unified parkway system, were the last system designed by Frederick Law Olmsted. Upon FLO's retirement, sons

John Charles Olmsted and Frederick Law Olmsted, Jr assumed their father's design work and created their own unique imprint on landscape design and town planning. After FLO's death, it was John Charles Olmsted who created new community and neighborhood parks in Louisville.

According to renowned Olmsted scholar Arleen Levee, the Louisville Park System, representing the work of both FLO and John Charles Olmsted, formed the armature for city planning in Louisville. This Olmsted legacy is still clearly visible in our town today. It is one of the primary reasons why Louisville is such a remarkable place to live, work and play. It is also the reason why we are working toward securing National Historic Landmark designation for our publicly held Olmsted landscapes. We are currently working on a comprehensive cultural resource analysis and survey that will document this legacy and lead to increased recognition and long-term protection for these magnificent parks and parkways.

Cliffside, located at 222 Warren St., is nationally significant for its association with John Charles Olmsted and is a contributing resource to the Greenhill historic district. It is a resource set worthy of preservation. We implore you to consider these factors as you to deliberate the fate of John Charles Olmsted's house and grounds.

Respectfully submitted,

Joanne Weeter, Historic Preservation Consultant



ARLEYN LEVEE
landscape consultant

December 27, 2020

Submitted by email: tmmcarthy@brooklinema.gov; vbirmingham@brooklinema.gov

Brookline Preservation Commission
333 Washington Street
Brookline, MA 02445

RE: Proposed demolition of Cliffside, 222 Warren Street

To: The Brookline Preservation Commission:

I am writing to **strongly oppose the proposed demolition of Cliffside, 222 Warren Street in Brookline**. This property has national significance for its association with John Charles Olmsted, son and partner of Frederick Law Olmsted [hereinafter FLO], the father of the American landscape architectural profession, from whose home and office-atelier at 99 Warren Street emanated thousands of landscape and planning projects which graced and shaped American cities and suburbs from mid 19th century through the 1970s. Additionally, this property is of local and statewide significance for its association with prominent businessman, Francis Adams White and his wife, Caroline Barrett White, whose papers can be found at the American Antiquarian Society in Worcester.

With its distinctive architectural style and ground-scape at the visually prominent junction of Warren and Cottage Streets, 222 Warren Street is a significant contributing resource to the Green Hill District. I urge the Commission to **impose the mandatory delay period** to enable a constructive re-evaluative process to be undertaken among the property owner, the Town of Brookline and residents in this historically important neighborhood.

Although there is good documentation about 222 Warren Street in the Massachusetts Historical Commission records, additional information can be gleaned from Caroline Barrett White's journals. In particular, there is the notation that the Whites moved into Cliffside in 1858, purchasing the property for \$18,180 [Caroline Barrett White Papers, vol 7 (Dec 1855-Aug 1858)]. Sophia Buckland White, who would become Mrs. John Charles Olmsted in 1899, was born at Cliffside in 1862 [Caroline Barrett White Papers, vol 10 (Jan 1862-Dec 1864)].

John Charles Olmsted [hereinafter JCO], born in 1852, was actually FLO's nephew, adopted when FLO married his brother's widow in 1859. His early years were spent in

Levee

Mariposa Valley in California and then in New York. Graduating in 1875 from Yale's Sheffield Scientific School, he worked as an apprentice in FLO's NY office, becoming an associate in the landscape practice in 1878. With the development of the arboretum and subsequent park planning, the Olmsted family moved to Boston, choosing Brookline's Green Hill neighborhood at the recommendation of friend and collaborator, 'H.H. Richardson. In 1883, they purchased the Clark sisters' property at 99 Warren Street [to be named Fairsted]. JCO subsequently designed a cottage for the sisters on a corner of the property (12 Fairmount St.) so they could remain near their ancestral home.

With the establishment of the FL & JC Olmsted partnership in 1884 at 99 Warren Street the Olmsteds' flourishing national landscape practice, begun in NY, greatly expanded. This site became an atelier with apprentices of many design genres—landscape, horticultural, architectural and engineering, developing the designs for parks and park systems, residential suburbs and resort communities, institutional grounds and specialized landscapes for expositions, arboreta, etc., across the country, in Canada and beyond. In addition to his major design of all landscape typologies across the country, JCO was greatly responsible for setting up the methodology by which such an active and wide-spread professional practice could be managed. When FLO retired in 1895, JCO and his half-brother, Frederick Law Olmsted, Jr. created Olmsted Brothers in 1898, a firm which continued long beyond JCO's death in 1920 and which added thousands of projects to the firm's roster. [At least 20 such projects are listed for the Town Green and Green Hill neighborhoods; see *Community by Design...*, Keith N. Morgan et al, pp257-260]. Following the death of FLO, Jr in 1957, the firm was renamed Olmsted Associates in 1961, and continued its design practice, though greatly reduced, until the Fairsted site and its contents were purchased by the National Park Service in c.1979.

With JCO's marriage to Sophia Buckland ["Fidie"] White in January 1899, the Cliffside property came within the Olmsted 'orbit.' Renting a house at #16 Warren where their two daughters were born, Fidie and JCO walked or bicycled easily between office and family homes and throughout the nearby communities [JCO did not drive]. The spatial and architectural character, the gracious set-backs and verdant qualities, of this Green Hill neighborhood was doubtless influential upon JCO's own values of place-making by which he shaped his diverse community projects across the nation.

At the death of the Whites, Francis in 1910 and Caroline in Dec. 1915, the Cliffside property was inherited by Fidie. JCO immediately put his architectural skills to work, upgrading utility systems, spatial layout and decorative elements, to adapt the house for occupancy by his family. There are **over 500 plans for Job #6323 in the Olmsted collection for 222 Warren Street** [available online], from 1916 through 1917, concerning structural and decorative rearrangements both inside and out, which should be studied to understand what remains of these renovations. At this time, the whole Cliffside property

Levee

was more extensive than it is currently as it included "the Nest" at 230 Warren, (occupied by Fidle's brother Charles and his wife) together with various ancillary structures, and the adjacent field/vegetable garden (which functioned as a Victory garden in 1917 according to JCO's letters and plan #6323-203). The attached 1916 topographic plan #6323-2pt1 shows this extensive property. In 1959, following the 1956 death of Sophia White Olmsted, daughters Margaret and Carolyn Olmsted asked the Olmsted firm for advice to subdivide in order to sell off the 230 Warren Street property [see attached plan #6323-255.

The multi-layered historic associations of national and local significance among these world-renown designers of the Green Hill environs whose creative endeavors shaped so much of America's cultural aesthetic will be decimated by the loss of 25 Cottage Street and 222 Warren Street, leaving us all the poorer.

I urge the Commission to impose the mandatory demolition delay for the above-mentioned structures, while seeking reasoned alternatives to the current damaging development proposal.

Very truly yours,

A handwritten signature in cursive script that reads "Arleyn Levee". The signature is written in dark ink and is positioned above the printed name.

Arleyn Levee, Hon ASLA
National Association of Olmsted Parks
Friends of Fairsted



TOWN OF LINCOLN
MIDDLESEX COUNTY MASSACHUSETTS

TOWN OFFICES
16 Lincoln Road
Lincoln, MA 01773
Phone: 781-259-2613
Fax: 781-259-8729
carrolle@lincolntown.org

Lincoln Historical Commission

Historic District Commission

December 28, 2020

By Email – TMccarthy@brooklinema.gov

Tina McCarthy, Preservation Planner
Brookline Preservation Commission
333 Washington St.
Brookline, MA 02445

Re: H.H. Richardson House

Dear Ms. McCarthy:

I write on behalf of the Lincoln Historical Commission (LHC) with respect to the Brookline Preservation Commission's upcoming review of the application to demolish the H.H. Richardson House. The LHC urges the Brookline Preservation Commission to delay the demolition of the Richardson House and to vigorously pursue discussions with the applicant about the preservation of the House and the potential alternatives to its destruction. The Richardson House is significant to the entire metropolitan area's collective cultural history. The House represents the legacy of Richardson as one of the most important architects in the nation's history and the complex, remarkable man behind that legacy. The demolition of the Richardson House would wreak an incalculable loss to our society's understanding of that legacy.

We greatly appreciate your consideration.

Sincerely yours,

Andrew C. Glass, Chairperson, LHC

cc: Sara Mattes, President, Lincoln Historical Society (by email)
LHC members (by email)

NOBLE, WICKERSHAM & HEART LLP

DESIGN, CONSTRUCTION, ENVIRONMENTAL & LAND USE LAW

JAY WICKERSHAM

DIRECT DIAL: 617-491-9815

jw@noblewickersham.com

December 17, 2020

By email: tmccarthy@brooklinema.gov

Brookline Preservation Commission

333 Washington Street

Brookline, MA 02445

Re: Proposed demolition of Perkins-Richardson House, 25 Cottage Street

Dear Members of the Commission:

We are writing to express our deep concern over the proposed demolition of the Perkins-Richardson House. The house is listed on the National Register of Historic Places, as one of the most important structures in the Green Hill National Register District. We therefore urge the Commission to use its powers under the Town's Demolition Delay By-Law to issue an 18-month stay of demolition. As intended by the by-law, the delay period will give an opportunity to explore feasible development scenarios for the site that will preserve this irreplaceable part of the shared cultural heritage of Brookline, the Commonwealth of Massachusetts, and the nation, while meeting the goals of the property owner.

Jay Wickersham, an architect and lawyer, is a founding partner in the law firm of Noble, Wickersham & Heart; he was the 2018 president of the Boston Society of Architects. Chris Milford, a practicing architect and historian, is a principal of Milford & Ford Associates in Wellesley, Massachusetts, specializing in the preservation and restoration of historic buildings. Wickersham and Milford have written and lectured widely on Richardson, and served as lead consultants to the civic group that successfully advocated to save the Ames Shovel Works in North Easton, Massachusetts, a National Register complex adjacent to five Richardson buildings. Hope Mayo was the Philip Hofer Curator of Printing and Graphic Arts (now retired) at Harvard University's Houghton Library, where she was responsible for the H. H. Richardson drawings collection of over 4,000 drawings produced by the architect and his staff.

The three of us are currently preparing the first in-depth publication from Harvard's Richardson collection. Most of these drawings, including Richardson's original hand sketches, were created in the house or the adjacent studio structure. Drawing upon this ongoing research, we want to focus in this letter on the historic significance of the Perkins-Richardson House as one of the birthplaces of modern American architectural design and practice.

Historic significance of the Perkins–Richardson house

The historic significance of the Perkins-Richardson House is well documented in the National Register nomination that was prepared by the Commission in 1983. See MACRIS Inventory, No. BKL.M. The house meets three separate criteria for National Register listing.

- 1) ***The house is a site that embodies the distinctive characteristics of a type, period, or method of construction, . . . or that possesses high artistic values.***

The Perkins-Richardson House is one of the most important structures in the Green Hill National Register District, which contains some of Brookline's oldest and most architecturally distinguished homes. Built c. 1803 by Boston merchant Samuel Goddard Perkins as a summer escape from the city, the house with its two-story columned porch was one of a handful of houses built in this style within the district; such houses are found almost nowhere else in New England.

- 2) ***The house is a site associated with events that have made a significant contribution to the broad patterns of our history.***

The Green Hill District and the adjacent Town Green District were the focus of early European settlement in Brookline in the 17th century. In the early 1800s a group of leading Boston merchants built their summer homes here, establishing Brookline as one of the nation's first residential suburbs. Those same merchants were pioneers in establishing global trade networks; Samuel Perkins was a partner in the largest US firm trading in China in the first half of the 19th century.

During the second half of the 19th century, the Green Hill / Town Green Districts became the locus for an extraordinary group of some of America's leading artists, intellectuals, and reformers, with the architect H. H. Richardson, the nation's greatest architect during the post-Civil War era, at its center.

- 3) ***The house is a site associated with the lives of persons significant in our past.***

The significance of Samuel Perkins has already been described above. The greatest significance of the Perkins-Hooper-Richardson House is its role as one of the birthplaces of modern American architecture. It also marks the important collaborative partnership between Richardson and our greatest landscape architect, Frederick Law Olmsted.¹

Richardson rented the house from Edward "Ned" Hooper, a Harvard classmate and the brother-in-law of Richardson's close friend Henry Adams. He lived there from 1874, when he moved to Brookline, until his death in 1886. During that time, Richardson worked on almost

¹ The rich literature on Richardson's years in the Brookline house includes Keith Morgan et al., *Community By Design* (Amherst: University of Massachusetts, 2013), esp. pp. 41 - 66; Mary Alice Molloy, "Richardson's Web: A Client's Assessment of the Architect's Home and Studio," 54 *JSAH* 8 - 23 (Mar. 1995); and James O'Gorman, *Selected Drawings, H. H. Richardson and His Office* (Cambridge: Harvard College Library, 1974).

all of the projects for which he has long been recognized as one of America's most important architects. The house served both as his home and as an integral part of his design studio.

For the first four years that Richardson lived in the house, he continued to practice long distance through his New York partnership, Gambrill & Richardson. He prepared sketches and preliminary drawings for his buildings in the private study he set up in the north parlor; the south parlor contained his architectural library, where he also entertained clients. Richardson sent his sketches and drawings to New York, where the office staff worked them up into design studies, presentations, and working drawings. His principal design assistant, Stanford White, traveled to Brookline so regularly to consult with Richardson that he was given his own drafting table in Richardson's parlor; other staff may have made the same trip on occasion.

In 1878 Richardson ended the partnership with Gambrill and started his own independent office in Brookline. It was at this time that he built the first range of attached drafting rooms, known as "the coops," to provide a workplace for his growing staff, which numbered 25 by the time of his death. The collaborative design process that he created within the studio enabled Richardson to transition his office into a larger and more efficient organization, where the value of his design ideas could be captured and maintained across multiple projects, from government buildings to libraries to warehouses, from railroad stations to rural houses.

Richardson himself continued to work out of the parlors in the house; it was not until 1884, two years before his death, that he built a new separate study / library, attached to the house and the coops. Throughout Richardson's time in Brookline (including after he built his new study / library), his declining health required that much of his creative design work took place in the upstairs bedroom of his house. When the architect was bed-ridden, as he frequently was, the staff could pin up their drawings on the cork-lined walls of the bedroom for his critique. In this manner, the house became a birthplace of both modern architectural design and modern architectural practice.

Richardson fostered a relaxed and lively atmosphere in Brookline. The staff played ball games at lunchtime, freely consulted the books in Richardson's office and the library in the house, and were invited to suppers and weekend parties with his family, friends, and clients. Richardson also profited from the intellectual stimulation provided by his neighbors and other frequent visitors; they included the horticulturalist Charles Sprague Sargent, creator of the Arnold Arboretum; the historians Henry Adams and Francis Parkman; and the reformer Edward Atkinson. Olmsted moved to Brookline in 1881 because of his longtime friendship and artistic partnership with Richardson. Fairsted, his own house and studio, located a five minute walk away and owned by the National Parks Service, was deliberately modeled on Richardson's method of fusing work and family life.

After Richardson's death in 1886, his landlord, Ned Hooper, and his leading client, Frederick Lothrop Ames, provided invaluable legal and financial assistance to the architect's young assistants, helping them to form the successor firm Shepley, Rutan & Coolidge (still active today as Shepley Bulfinch). This is one of the first known examples of an architectural firm

that continued after the founder's death, and another key milestone in the evolution of modern architectural practice.²

Conclusion

We are fortunate to live in a state where the architectural and preservation community possesses deep expertise and experience in preserving and reusing historic buildings – even when success may seem difficult or impossible. We know this from first-hand experience, having been intimately involved in the creative reuse of the historic Ames Shovel Works in North Easton, MA as mixed-income housing. In this case, where it appears that consideration of the site's redevelopment is in an early stage, there is time to explore and consider a wide range of alternative courses of action. The neglect that the house has suffered by being left vacant for over 20 years underscores that the only sure way to preserve a historic building like the Perkins-Richardson House is to find a new use that keeps it alive and a contributing part of the community.

The Town of Brookline is known for some of the richest and most varied historic architecture in Massachusetts. The Perkins-Richardson House is one of the town's most important historical landmarks. We hope that the current property owner will be open to working cooperatively with the Commission, other Town agencies, and members of the preservation and architectural community to find a way to meet the needs of all parties.

Sincerely,

Jay Wickersham

Chris Milford

Hope Mayo

cc: Society of Architectural Historians
SAH / New England Chapter
Preservation Massachusetts
Historic New England
Boston Preservation Alliance
Friends of Fairsted
Boston Society of Architects

² See Wickersham and Milford, "Richardson's Death, Ames's Money, and the Birth of the Modern Architectural Firm," 47 *Perspecta* (2014), 113 - 27.

Opposition to the Demolition of 25 Cottage Street and 222 Warren Street, Brookline, MA

Carole Perrault <caroleperrault66@gmail.com>

Mon 12/28/2020 9:49 AM

To: Tina McCarthy <tmccarthy@brooklinema.gov>

Brookline Preservation Commission
Brookline Town Hall
333 Washington Street
Brookline, MA. 02445

Dear Commissioners:

Both Historic New England and the Society for Architectural Historians in their letters of opposition have convincingly and fervently articulated reasons why the H.H. Richardson House at 25 Cottage Street should not be demolished. They undeniably show that the house, through its association with H.H. Richardson, possesses profound national significance. I support their arguments and herein would like to focus a few comments on 222 Warren Street (aka *Cliffside*)—the eventual home of John Charles and Sophia "Fidie" White Olmsted, which also possesses national significance, because of its association with Landscape Architect John Charles Olmsted.

Sophia White grew up at 222 Warren Street and it is where John Charles (nephew/stepson of Frederick Law Olmsted, Sr.) courted her. They married in 1899. They would eventually acquire the house and undertake at least one renovation together.

Down the street from *Cliffside*, at 99 Warren Street (aka *Fairsted*) is the Frederick Law Olmsted National Historic Site, which preserves the home of the Olmsted family and offices of the Olmsted firm. It is thought that H.H. Richardson's residence at 25 Cottage Street is what attracted Frederick Law Olmsted, Sr., to Brookline in 1883. John Charles was put in charge of the renovations to the 1810 cottage on Warren Street that the Olmsted family purchased.

A number of architectural features at *Cliffside*, which date to the Olmsted-White 1916 renovation, are similar to those at *Fairsted*, which date to John Charles' 1883 renovation, such as the pantry, the plant room with a pebble-dash stucco finish, and wood trim.

Over the course of their relationship (1898-1920), John Charles and Sophia had a very rigorous exchange of letters (over 5000)—on subjects as diverse as the neighborhood, John Charles' work and travel, family life, housekeeping, etc. John Charles walked or rode his bike from *Cliffside* to his office at *Fairsted*. John Charles is being increasingly recognized as a major force in the establishment of the profession of Landscape Architecture. (Please read this description by Arleyn Levee of his contributions to the field: <https://www.olmsted.org/the-olmsted-legacy/john-charles-olmsted>)

All three houses (25 Cottage Street, 99 and 222 Warren Street) are inextricably linked to one another. They are part of a cultural landscape that provides a sense of place and identity to this corner of Brookline and to our national heritage. I hope that the Commission will vote for an 18-month stay on development and that over this time a means will be found to preserve this highly-significant cultural landscape.

Respectfully submitted,
Carole L. Perrault
29 Lewis Road
Belmont, MA. 02478

P.S. I did not comment on 39 Cottage Street because I am not familiar with it, although it possesses significance by its being a component in the cultural landscape that holds the aforementioned highly-significant structures and is part of the preservation history of the site.

SUPPORT FOR HISTORIC PRESERVATION AND DISTRICTS- SAVE RICHARDSON STUDIO

Marilee Meyer <mbm0044@aol.com>

Mon 12/28/2020 12:09 PM

To: Tina McCarthy <tmccarthy@brooklinema.gov>

Dear Ms. McCarthy,

I am writing to support Brookline's attempt to preserve key portions of its illustrious history which is in danger of being erased for big profit.

1) I whole-heartedly support extending the historic district to include parts of Kent street and particularly addresses including 300 Kent St. My client, former owner of Malden Mills who made polartec and who gained Clinton publicity for paying his employees after a disastrous fire- lives there and used to live across the street. He just turned 95 on Dec 19th.

To have anything happen to the (rare) stone mansard-roofed house across the street would be a great loss to architectural historians everywhere. That section needs to be protected because of significant properties along that route backing up to Longwood towers.

2) More egregious, however, is the outright disregard of our Boston heritage by means of demolishing key homes associated with some of the most important figures in the country concentrated right here in Boston and Brookline. This bucolic Green Hill, named after Isabella Stuart Gardiner's homestead is a microcosm of Boston's cultural icons, and how the Brahmin class, Harvard-educated architects and advance garde landscape architects, art collectors were connected and what kind of influence they shared, and how these residents from the late 19th and early 20th C shaped not only Boston Culture but the nation's.

H H Richardson, Isabella Stuart Gardiner, and the Olmsteads disseminated new design and social reform across the country as

other key cities stood to emulate these prominent giants- and this neighborhood represents a cluster of American Culture. We are lucky to have the Olmstead homestead protected by the national park trust for future generations. The Olmsteads partnered with Richardson on a number of projects around the country. Gardiner opened her home on the

Fenway to the public in 1903, sharing her great collections with the world. She was the patron of John Singer Sargent and other painters and supported (as did Richardson and Olmsteads) the founding of the Society of Arts and Crafts, (1897) the only continually operating society in the country. This society dominated the country in exacting quality handicrafts and design for larger architectural commissions including work by Mckim Mead and White, Ralph Adams Cram and Bertram Grosvenor Goodhue AND Frank Lloyd Wright. The reaches of Boston Architects, especially Richardson, affected Detroit, Buffalo, Chicago, Minneapolis, Duluth. The first director of the Arnold Arboretum, collecting and cataloging plant species also lived in this neighborhood.

Richardson designed Stonehurst in Waltham, Harvard's Sever Hall, and the town of Easton's Crane library, church, gatehouse, railway stations across the state. His Richardsonian carved stone massive structures were emulated across the country. His Trinity Church in Copley sq was the single most recognized building of the 19th Century. That church alone employed craftsmen from around the country including members of the Society of Arts and Crafts, and gave work to immigrant craftsmen. It has windows by La Farge, Tiffany, and Society co-founder Sarah Wyman Whitman. Its wood carving was done by German Immigrant J. Kirchmayer, who also carved panels for Cranbrook in Detroit. New York's capital in Albany was centered around Richardsonian architecture. If the nation can recognize the Olmstead's Landscape from national icons who designed Central Park, Emerald Necklace and Franklin Park, Buffalo NY, even San Diego Balboa Park by the second generation, why are we giving HH Richardson such short shrift? He is the single most important 19th Century American Architect which others emulated.

If the Park Service, Society of Architectural Historians, Victorian Society and National Preservation groups deem it important to preserve Frank Lloyd Wright's Home and Studio in Oak Park, Il, and Historic Preservation's preserving Walter Gropius (father of the Bauhaus at Harvard) House in Lincoln, AND several houses designed by modernists Mies Van der Rohe, Le Corbusier,

WHY IS IT SUCH A STRETCH TO PRESERVE H H RICHARDSON'S STUDIO AND HOMESTEAD?.

WITHOUT HIM, NONE OF THESE OTHER NATIONAL TREASURES WOULD HAVE HAD A BEGINNING.

25 Cottage st was built by Perkins who fought for a drawing mandate in the public schools, first in the country to upgrade the quality of manufacture and train students in art. Perkins hired educator Walter Smith from England's

South Kensington School (now the Victoria and Albert Museum) to be superintendent of schools, and it was Perkins who helped found the museum of fine arts. His plantation style roof line is significant because of his time in the Caribbean and Richardson's early life in the South. Richardson and Perkins were classmates at Harvard which is significant because Harvard appointed the first professor of fine arts, Charles Elliot Norton, in the country in 1873. This spiderweb of connections is important in unraveling Boston Culture and helped shape the country's culture. As the rest of the country grappled with the gold rush and westward expansion, Boston was the center of literary and visual culture, lead by these very icons, who helped shape the country. The architecture alone is preferably preserved.

So where are the open space easements, historically significant protections? the demolition delay can only hold off the inevitable and all the developers have to do is wait it out.

How did these developers get such a foothold? Are they Bostonian or New York/ california / florida? In any case, they are looking for another Tom Brady house for the 1/2%.

They obviously don't have any sense of Boston Culture- and given the past concerns about the HH Richardson house from 2007,

you would think that any developer with a conscience would be aware of this address's importance. NOT ONE WORD is mentioned about Richardson in ANY link on line.

I also find it ironic that the developers call themselves Warren Cottage Ventures. Warren Cottage, 285 Warren St was a cottage owned by Isabella Stuart Gardiner who lived there while her museum was being built in the Fenway. Here is an Art Historian/ collector/ national avante garde patron whose name-sake cottage is being hijacked by a company with total disregard for history and who is determined to tear down her friends' homes which have lasted this long.

How dare they!! And where are you Brookline? Get serious about your heritage because it is not only yours but the states' and the nations'.

sincerely,

Marilee Meyer

Victorian Society, NE
Architectural Historian

10 Dana St
Cambridge, 02138
67-312-3999
mbm0044@aol.com



**National Trust *for*
Historic Preservation**
Save the past. Enrich the future.

December 28, 2020

Elton Elperin, Chairman
Brookline Preservation Commission
333 Washington Street
Brookline, MA 02445

via email: tmccarthy@brooklinema.gov

Re: Demolition Delay for 25 Cottage Street and 222 Warren Street

Dear Chairman Elperin and Members of the Commission:

The National Trust for Historic Preservation strongly urges the Brookline Preservation Commission to delay demolition by withholding the demolition permit for a full 18-month period, pursuant to Article 5.3.9 of the Town of Brookline's Demolition Bylaw, for 22 Cottage Street and 222 Warren Street in Brookline, Massachusetts. These two historic houses are clearly "Significant Buildings" under the Demolition Bylaw, and their demolition would have a significant adverse effect on the historical and architectural heritage of the Town of Brookline.

The National Trust is deeply concerned over the issuance of demolition permits for these properties that are within and contribute to the Green Hill National Register Historic District. The H.H. Richardson House at 25 Cottage Street is the last home and studio of the great American architect Henry Hobson (H.H.) Richardson, namesake of the Richardsonian Romanesque architecture style and creator of the Trinity Church in Boston, MA; Marshall Field Store in Chicago, IL; Allegheny County Courthouse and Jail in Pittsburgh, PA; New York State Capitol in Albany, NY; Sever Hall at Harvard University in Cambridge, MA; and Crane Memorial Library in Quincy, MA—several of which have been designated National Historic Landmarks.

Importantly, the historic home at 222 Warren Street was the residence of renowned landscape architect John Charles Olmstead, founding member and first president of the American Society of Landscape Architects, and the nephew and inheritor of Frederick Law Olmsted's design firm. Both impressive, historic estates, at 22 Cottage Street and 222 Warren Street, have a remarkable connection to a vibrant enclave of late 19th century American architects and designers that would go on to shape the built and natural landscape of the United States.

The National Trust listed the H.H. Richardson House on our 11 Most Endangered Historic Places list in 2007 due to vacancy and the threat of demolition. Since 1988, this annual list of America's most endangered historic places has identified sites across America that are threatened by neglect, insufficient funds, inappropriate development or

insensitive public policy. More than 300 places have been listed in the program's 33-year history, and in that time, fewer than 5 percent of listed sites have been lost. We sincerely hope that the H.H. Richardson House is not added to that short list.

The Town of Brookline's Demolition Bylaw is well known as a strong and effective tool which allows breathing room for a threatened historic resource. We urge the Commission to use its authority to withhold the issuance of the demolition permit for 18-months and implement the delay to allow alternatives to be pursued with the property owner that would preserve and rehabilitate rather than demolish the important homes at 22 Cottage Street and 222 Warren Street.

Thank you for considering the comments of the National Trust for Historic Preservation. Please feel free to contact me at rnieweg@savingplaces.org if you have questions or if we can be of assistance in this matter.

Sincerely,

A handwritten signature in black ink, reading "Rob Nieweg". The signature is fluid and cursive, with the first name "Rob" and last name "Nieweg" clearly legible.

Rob Nieweg
Vice President, Preservation Services & Outreach



Jack Glassman AIA, LEED AP, Historical Architect
15 Oak Street
Charlestown, Massachusetts 02129-1810

December 27, 2020

By email: tmccarthy@brooklinema.gov
Brookline Preservation Commission
333 Washington Street
Brookline, MA 02445

Re: Proposed Demolition of Perkins-Richardson House, 25 Cottage Street

Dear Members of the Commission,

I'm writing to urge the Preservation Commission to confirm the national significance of the Perkins-Richardson House and to impose the 18-month demolition delay in the hope that the stakeholders and interested parties can craft a mutually favorable outcome for 25 Cottage Street. The ideal solution would also recognize the historical significance and potential for rehabilitation of the adjoining properties at 39 Cottage Street and 222 Warren Street.

Distinguished architectural historians, scholars, architects and landscape architects have affirmed the history and importance of the home/studio and acknowledged its definitive role in the development of modern, collegial design practice. For me, it's simple: H.H. Richardson adopted a well-established revival style and made it his own – literally – in what would become the first true American architectural style, the vastly popular *Richardson Romanesque*. Expressed in churches, libraries, theatres, railroad stations, department stores, office buildings and warehouses, the transformative work generated by the collaborative teams in Richardson's house and studio at 25 Cottage Street would be widely imitated across North America, launching a generation of creative architects and associated artists.

An exceedingly rare example of an early 19th-century residential style, 25 Cottage Street was adopted, respectfully rehabilitated and expanded by the nation's leading architect. The interior layout was adapted over time in response to the evolving needs of the studio and the architect himself (including his physical challenges). In this same spirit, this landmark and its historic setting deserves preservation, renewal and appropriate reuse.

Sincerely,

Jack Glassman AIA, LEED AP
Historical Architect

Educated in a turreted Richardson Romanesque elementary school and married in the Olmsted-designed garden of H.H. Richardson's rustic addition to a 19th-century mansion, Mr. Glassman can attest to the tactile and visceral quality and evocative power of this robust and influential architectural style. He currently provides technical advice and manages building preservation projects in National Parks spanning from Maine to Virginia, and has served as Chair of the Boston Society of Architects (BSA) Historic Resources Committee since 2012.

SHEPLEY BULFINCH

December 28, 2020

Ms. Tina McCarthy
Brookline Preservation Commission
333 Washington Street
Brookline, MA 02445

RE: Demolition Delay Request for the Richardson House 25 Cottage Street – Brookline.

Dear Ms. McCarthy and Members of the Commission,

I am the current CEO of Shepley Bulfinch Richardson and Abbot (Shepley Bulfinch) the surviving firm founded by Henry Hobson Richardson in Brookline in 1874.

We would like to express our support for an eighteen-month demolition delay for the Richardson home and original office at 25 Cottage Street. We hope that the community and property owner might work together to avoid the destruction of the home Henry Hobson Richardson, of one of the most notable American Architects in history. We understand that the Green Hill National Register District includes 25 Cottage Street and that the house is listed on the National Register of Historic Places. We are hopeful that we can encourage the Brookline Preservation Commission to give time to the exploration of alternatives for the property.

Richardson was an innovator and creative collaborator who developed a deep relationship with Brookline, Boston, New England and other notable American cities. We have provided under separate cover, from our archivist, Robert Roche, a list buildings by Richardson and articles written in support of his significance in the canon of American Architecture. HH Richardson attended Harvard University and the Ecole de Beaux Arts in Paris. During the Civil War he chose to remain in New York and subsequently made his home office in Brookline following his winning of the design competition for the new Trinity Church in Copley Square.

The Richardson's home and studio represents is an important part of the cultural heritage of Brookline. He was a leader in the Boston region, the Commonwealth and the architectural development of the United States. He developed remarkably creative solutions and the home of that school of thought and innovation deserves consideration as a preserved landmark and place of significance in our history.

Our firm continues to be headquartered in Boston and we are happy to help provide additional information that may help the Brookline Preservation Commission come to fully appreciate the value of the history and legacy of HH Richardson, his local works and the heritage his home and studio represent.

Thank you for your consideration and please let us know how we may help the Preservation Commission in their efforts to work with the Town of Brookline, the owner of 25 Cottage Street and the various agencies and concerned citizens involved in this process to, hopefully, find a way to meet the needs of all concerned and preserve an important historical landmark.

Sincerely,



Carole Wedge, FAIA LEED AP
CEO